

STAFFORD COUNTY SCHOOL BOARD

Agenda Consideration

TOPIC: ES2008 Site Location

ITEM NO.: 13F

PREPARED BY: Scott Horan,
Executive Director
Planning & Construction

MEETING: September 13, 2005
ACTION DATE: September 13, 2005

Andre' A. Nougaret,
Assistant Superintendent
for Support Services

ACTION REQUESTED BY THE SUPERINTENDENT: That the School Board approve the site location for ES2008.

KEY POINTS:

1. SCPS enrollment projections have identified a need for a new elementary school to open in September 2008. Staff has identified the need to have this new school support the elementary school growth projected for the southern portion of the county.
2. On February 5, 2005 during a School Board Retreat, the Elementary School Construction Road Map was presented. The presentation included potential ES2008 construction sites. Those options included:
 - a. Utilizing existing school proffer sites in the southern part of the county - only available school proffer site in this part of the county is located in the proposed Westlake Development. Westlake school proffer site is large enough to host an elementary school and is located within the urban growth boundary, however water and sewer utilities are not programmed to be provided by the County Utilities Department to this area until after 2011 when the Rocky Pen Reservoir is scheduled for completion. Site is dependent upon developer providing utility support.
 - b. Explore the use of the Gari Melchers Complex – complex has approximately 29.3 acres and could accommodate the construction of an elementary school without severely impacting current Head Start and Alt Education operations.
 - c. Procure 20 acres in the southern part of the county within the urban growth boundary – staff has hired a land broker to search for potential school site in the southern part of the county. To date staff has received information on their search in the southeastern portion of the county and expect a report on the southwestern portion of the county on September 15, 2005. We estimate that the general cost of land inside the urban growth boundary with water and sewer availability will be roughly \$45K - \$65K per acre.
3. As a result of the Elementary School Construction Road Map presentation, the School Board requested staff initiate a construction feasibility study of the Gari Melchers

Complex. The goals of the study are two fold:

- a. Determine the feasibility of constructing either the Moseley or Grimm+Parker elementary school prototype at the complex and identify any impacts to the existing facilities and operations
- b. Develop a master plan for the complex identifying planned upgrades and development for the next 5 years to include either replacing or renovating existing facilities.

4. On July 22, 2005 during a School Board retreat the construction feasibility study was presented. The study confirmed that either elementary school prototypes could be constructed on the existing site without major impacts to existing facilities and their operations. The study also recommended the School District embark on an upgrade of the existing facilities and presented a master plan overview for future development. The master plan included recommendations for facility replacement for Alternate Education and Head Start Programs.

5. Staff concurs with the study results and supports inclusion of those results into the SCPS next Capital Improvement Plan. Based on the non-availability of the Westlake proffer site and the potential cost of a 20 acres site, staff recommends the School Board consider utilizing the Gair Melchers Complex site for ES2008.

SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and and community support.

#7 – Provide school environments where teachers are safe to teach and students are safe to learn

FUNDING SOURCE: VPSA – ES2008

AUTHORIZATION REFERENCE: Stafford County School Board Policy 4-12
Stafford County School Board Policy 4-29